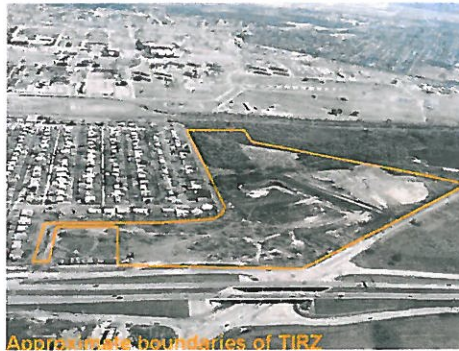


Heathers Cove Tax Increment Reinvestment Zone #21

Status Report



Background

- **Designated:** December 16, 2004
- **Termination Date:** September 30, 2024
- **Developer Initiated**
- **Location:** Medina Base Road and Southwest Loop 410
- **Developer:** HLH Development
- **Average Sales Price of Home:** Single Family - \$102,000
- **City Council District:** 4
- **Local School District:** Northside ISD and Southwest ISD
- **Bexar County Precinct:** 1
- **State Representative District:** 117
- **State Senator District:** 19
- **Proposed Developments:** 174 single-family and 255,219 square feet of commercial development
- **Zone Term:** 19.80 Years
- **Participating Taxing Entities:** City of San Antonio and Bexar County
- **Size:** 47 Acres
- **Base Value:** \$1,622,945
- **Zone Current Value:** \$17,390,110.00
- **Amount Paid to Developer:** \$97,624.00
- **Balance Due:** \$703,247.58

Construction Schedule

Year	Phase	Single-family		Commercial	
		Proposed	Completed	Proposed	Completed
2004	I	59	30		
2005	II	68	50		
2006	III	47	48		
2007	IV		19		
2010	VI		0	255,219	
Total		174	147	255,219 sq. ft.	0

Participation Summary			
Taxing Entities	COSA	Bexar County	SARA
Participation Rate	90%	50%	25%
Maximum Dollar Contribution	\$2,830,183	\$778,093	\$21,803
Contribution to Date	\$189,827.00	\$48,897.00	\$1,475.00

Pending Items: 174 homes proposed, 147 complete. 255,219 sq ft of commercial improvements has not been built.

Park trails from the subdivision into Medina Base Rd. Park are currently under review with the parks Dept.